



**Planning Staff Report to
Greenville Planning Commission
February 11, 2022
for the February 17, 2022 Public Hearing**

Docket Number:	SN-21-1005
Proposal:	Street Name Change from Woodlark Street to Oakley Drive
Applicant:	DHD Riley, LLC/Drew Schaumber
Property Owner:	City of Greenville
Property Location:	Between Lowndes Hill Road and I-385
Tax Map Number(s):	N/A
Staff Recommendation:	Approve

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 2-372 *Function, Powers and Duties of the Planning Commission*
Sec. 19-2.3.13 (C) *Land Development, Street naming or name change.*

Project Overview:

The proposed street name change is affiliated with a request for an 88-unit multifamily affordable housing development located south of Lowndes Hill Rd. at Lockwood Ave. and adjacent to I-385. This project would be accessed by a portion of Woodlark Street cut off during the construction of I-385.

Procedural Requirements:

Pre-Application and Development Meetings

A pre-application meeting was held on December 20, 2021, between the applicant and City staff about the property and its redevelopment. During this meeting, it was noted by Engineering and Planning staff that the applicant would need to rename a portion of Woodlark Street to prevent EMS and service confusion.

Neighborhood Meeting

The applicant presented their project at a neighborhood meeting on December 6, 2021 at the Overbrook Gospel Chapel. No comments related to the street name change were provided by the neighborhood.

Staff Analysis:

This applicant proposes a street name change from Woodlark Street to Oakley Drive from Lowndes Hill Road to I-385. Prior to the construction of I-385, Woodlark Street connected Lowndes Hill Road to Keith Drive. When I-385 was constructed, the northern portion of Woodlark Street was cut off and the southern portion was rerouted to be a side road of I-385.

The applicant will be reconstructing the northern portion of the right-of-way to provide access to The Riley Overbrook, MD-21-1004. To prevent EMS and City services confusion with the southern portion of Woodlark Street, staff requested the applicant apply for a name change for the northern portion.

The proposed name complies with the city's street naming requirements and has been approved by Greenville County E-911.

STAFF RECOMMENDATION:

Staff recommends approval with staff comments and conditions.

Planning Department Comments

No Comments

City Engineer Comments

Recommend: Approve w/ Conditions

Comments:

Pending confirmation of R/W ownership, Engineering recommends approval of name change.

Environmental Engineer Comments

No Comments

Parks & Recreation Comments

Recommend: Approve

Comments:

Reviewed, no comments.

Traffic Engineer Comments

Recommend: Approve w/ Conditions

Comments:

Pending confirmation of R/W ownership, Traffic Engineering recommends approval of name change.

Fire Department Comments

Recommend: Approve

Application # _____	Fees Paid _____
Date Received: _____	Accepted by _____
Date deemed complete _____	App Deny Conditions _____



APPLICATION FOR A STREET NAME CHANGE CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT INFORMATION

<u>DHD Riley, LLC - Drew Schaumber</u>	<u>(202) 905-7722</u>
APPLICANT NAME	PHONE
<u>709 N Main St</u>	<u>N/A</u>
ADDRESS	FAX
<u>Aynor, SC 29511</u>	<u>drew@schaumberdevelopment.com</u>
	EMAIL

STREET NAME INFORMATION

CURRENT NAME: Woodlark Street (Closed Section off Lowndes Hill Road)

MAP BOOK: Not Known PAGE: Not Known

PROPOSED NAME: Oakley Drive

INSTRUCTIONS

1. THE APPLICATION AND FEE, **MADE PAYABLE TO THE CITY OF GREENVILLE**, MUST BE RECEIVED BY THE PLANNING AND DEVELOPMENT OFFICE NO LATER THAN 5:00 PM OF THE DATE REFLECTED ON THE ATTACHED SCHEDULE.
2. YOU MUST ATTACH THE REQUIRED APPLICATION FEE: \$550.00.
3. THE APPLICANT MUST RESPOND TO THE "STANDARDS" QUESTIONS ON PAGE 2 OF THIS APPLICATION (YOU MUST VERIFY THAT THE PROPOSED STREET NAME COMPLIES WITH THE REQUIREMENTS FOR STREET NAMES). SEE ALSO **SECTION 19-2.3.13, STREET NAMING OR NAME CHANGE**, AND THE **DESIGN AND SPECIFICATIONS MANUAL** FOR ADDITIONAL INFORMATION. YOU MAY ATTACH A SEPARATE SHEET ADDRESSING THESE QUESTIONS.
4. THE ADMINISTRATOR WILL REVIEW THE APPLICATION FOR "SUFFICIENCY" PURSUANT TO **SECTION 19-2.2.6, DETERMINATION OF SUFFICIENCY**, PRIOR TO PLACING THE APPLICATION ON THE PLANNING COMMISSION AGENDA. IF THE APPLICATION IS DETERMINED TO BE "INSUFFICIENT", THE ADMINISTRATOR WILL CONTACT THE APPLICANT TO REQUEST THAT THE APPLICANT RESOLVE THE DEFICIENCIES. **YOU ARE ENCOURAGED TO SCHEDULE AN APPLICATION CONFERENCE WITH A PLANNER, WHO WILL REVIEW YOUR APPLICATION FOR "SUFFICIENCY" AT THE TIME IT IS SUBMITTED. CALL (864) 467-4476 TO SCHEDULE AN APPOINTMENT.**
5. YOU MUST POST THE SUBJECT PROPERTY AT LEAST 15 DAYS (BUT NOT MORE THAN 18 DAYS) PRIOR TO THE SCHEDULED HEARING DATE.

_____ SIGNS ARE ACKNOWLEDGED AS RECEIVED BY THE APPLICANT

6. THE APPLICANT AND PROPERTY OWNER AFFIRM THAT ALL INFORMATION SUBMITTED WITH THIS APPLICATION; INCLUDING ANY/ALL SUPPLEMENTAL INFORMATION IS TRUE AND CORRECT TO THE BEST OF THEIR KNOWLEDGE AND THEY HAVE PROVIDED FULL DISCLOSURE OF THE RELEVANT FACTS.

IN ADDITION, THE APPLICANT AND PROPERTY OWNER AFFIRM THAT THE TRACT OR PARCEL OF LAND SUBJECT OF THIS APPLICATION IS, OR IS NOT, RESTRICTED BY ANY RECORDED COVENANT THAT IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS, THE REQUESTED ACTIVITY.

IF THE PLANNING OFFICE HAS ACTUAL NOTICE* THAT A RESTRICTIVE COVENANT* IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS THE REQUESTED ACTIVITY, THE OFFICE MUST NOT ISSUE THE PERMIT UNLESS THE OFFICE RECEIVES CONFIRMATION FROM THE APPLICANT THAT THE RESTRICTIVE COVENANT HAS BEEN RELEASED BY ACTION OF THE APPROPRIATE AUTHORITY, PROPERTY HOLDERS, OR BY COURT ORDER.

TO THAT END, THE APPLICANT HEREBY AFFIRMS THAT THE TRACT OR PARCEL OF LAND SUBJECT OF THE ATTACHED APPLICATION IS _____ OR IS NOT _____ RESTRICTED BY ANY RECORDED COVENANT THAT IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS THE REQUESTED ACTIVITY.

Paul Schenck APPLICANT
12/21/2021 DATE
City of Greenville PROPERTY OWNER
12/21/2021 DATE

APPLICANT RESPONSE TO
SECTION 19-2.3.13, STREET NAMING OR NAME CHANGE

(YOU MAY ATTACH A SEPARATE SHEET)

THE APPLICANT MUST VERIFY THAT THE PROPOSED STREET NAME COMPLIES WITH THE FOLLOWING REQUIREMENTS AS ENUMERATED IN THE **DESIGN AND SPECIFICATIONS MANUAL**:

DS THE PROPOSED STREET NAME DOES NOT DUPLICATE ANOTHER STREET NAME WITHIN THE CITY.

DS THE PROPOSED STREET NAME IS NOT PHONETICALLY SIMILAR TO ANOTHER STREET NAME WITHIN THE CITY (E.G., GAYLE VS GAIL VS GALE).

DS THE PROPOSED STREET NAME DOES NOT INCLUDE PREFIXES SUCH AS: NORTH, SOUTH, EAST, WEST, NEW, OLD, ETC.

DS THE PROPOSED STREET NAME DOES NOT SIMPLY ALTER A CURRENT STREET NAME SUFFIX (ROAD, STREET, LANE, COURT, CIRCLE, ETC.).

DS THE PROPOSED STREET NAME DOES NOT COMBINE OR SEPARATE TWO OR MORE WORDS OF A CURRENT STREET NAME (E.G., OAKLAND AVE. VS OAK LAND AVE., PINECREST AVE. VS PINE CREST AVE, ETC.).

DS THE PROPOSED STREET NAME DOES NOT "SPELL-OUT" A CURRENT NUMBERED STREET NAME (E.G., FIRST VS 1ST, ETC.). IF THE PROPOSED STREET NAME CONTAINS A NUMBER, IT MUST BE "SPELLED-OUT".

DS THE PROPOSED STREET NAME DOES NOT EXCEED FIFTEEN (15) CHARACTERS.

THE PLANNING COMMISSION WILL ASSIGN THE APPROPRIATE SUFFIX PURSUANT TO THE STANDARDS ENUMERATED IN THE **DESIGN AND SPECIFICATIONS MANUAL**.

Greenville County, SC



Disclaimer: This Map is not a LAND SURVEY and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, and are compiled from recorded deeds, plats, and other public records. Users of this map are hereby notified aforementioned public primary information sources should be consulted for verification of the information contained in this map. Greenville County assumes no legal responsibility for the information contained in this map.



Map Scale
1 inch = 133 feet
12/21/2021

Neighborhood Meeting

Project Name: The Riley Overbrook / Road Name Change (Woodlark St.)

Location: Overbrook Gospel Chapel

Time of the meeting: 6:00 pm

Date: 12-6-2021

Representative holding meeting: Della Scott with Overbrook Neighborhood Association
Drew Schamber with Schamber Development

Name	Street Address	Email
1 W. Lloyd Walker	19 Arbutus Tr.	Wlloydwalker@hotmail.com
2 Esther Joseph	24 Arbutus Tr	
3 Jeremiah Joseph	24 Arbutus Tr	
4 Darryl Joseph	24 Arbutus Tr.	
5 Artha Rutland	206 S. Main St	aruthaford@greenvillesc.gov
6 Steve & Susan Skipwith	115 Greenridge Dr.	steveskipwith@yahoo.com
7 Solutions Recovery Center	520 Lowndes Hill Rd.	josephaciriacco@gmail.com
8 Gina Calvin	323 Buncombe St.	ginacalvin@realtor.com
9 Laura + Cody Buch	108 Brookside Ave	LGARDNER2@ELON.EDU
10 Elizabeth + Chris Gary	110 Lockwood Avenue	EGARY2010@gmail.com
11 Kari Braden	15 Greenridge Dr	Karibraden@gmail.com
12 Derrick Dawson	11 Greenridge Pl	Derrickdd27@gmail.com
13 Dick + Cindy Robinson	213 Brookside Ave	Robinsoncm49@gmail.com
14 Mario McCreter	18 Lockwood Ave	glantz, M. Greer (author), Crim.
15 Trent Dinger	1 Lockwood Ave	dingmenten@gmail.com
16 Charles Drant	502 Lowndes Hill Rd.	jannlund@gmail.com
17 Sherry Borden	502 Lowndes Hill Rd	sherryborden@gmail.com
18 Rennie Waldron	10 Cottage Hill Dr.	waldronrennie@gmail.com
19 Frances Cook	21 Spruce Street	cookfr@ad.com
20 WENDY RENTZ	311 OVERBROOK RD	WENDYHOLMAN77@GMAIL.COM
21 Gerald Farmer	310 Overbrook Rd., 29607	ghaynes49@gmail.com
22 Vernet Sue Biddle	36 Arbutus Tr	rbiddle@aol.net
23 Joel Armistead	19 Hillside Dr.	joelsparr@bellsouth.net
24 David C Mitchell	40 Lowndes Hill Rd	david.mitchell@usco.wv
25 Mike Koble	2 Arbutus Tr	KatieKeyes08@hotmail.com

Neighborhood Meeting

Project Name:

The Riley Overbrook / Road Name Change (Woodlark St)

Location:

Overbrook Gospel Chapel

Time of the meeting:

6:00 pm

Date:

12-6-2021

Representative holding meeting:

Della Scott with Overbrook Neighborhood Association
Drew Schamber with Schamber Development

Name

Street Address

Email

1	Lucy Atkins	138 Oakl Dr.	horticulturalist@gmail.com
2	ROHIE ATKINS	571 Whites Hill Rd	KATKINS29@gmail.com
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Sign In Sheet

Gene Berger overbrook Circle

Shannon Henley Woodlark St. Gsxr1000she@gmail.com

Esther Joseph 24 Arbutus Trail Greenville SC 29607

W. Lloyd Walker 19 Arbutus Tr. Greenville.

Notes from neighborhood meeting on December 6, 2021, 6:00 pm at Overbrook Gospel Chapel:

The below notes are notes by Drew Schaumber based on his recollection of the meeting and the hand notes he took while in the meeting. Some commentary and information below is being provided as follow up to questions that Mr. Schaumber was unable to address at the meeting. Mr. Schaumber has noted this where applicable.

1. Traffic – Neighborhood Association stated residents are concerned with traffic on Lowndes Hill Road.

- Areas of concern raised were the number of cars, speed of the cars and lack of sidewalks.
- Many comments made by attendees about people walking down the road and how dangerous it is due to lack of sidewalks.
- Comments about how fast cars drive along Lowndes Hill Rd. “There is a hill in this area, and cars come down the hill fast.”
- A comment was made about tying into the Swamp Rabbit Trail? The developer certainly would support this idea, but not sure if it’s possible and is not something the developer can do unilaterally.
- Neighbors ask about future residents at our community and what their typical mode of transportation is. LeeAnn Price with Douglas Development advised that within each household typically one or two people are working with at least 1 car per family.
- Neighbors asked if a Traffic Study had been done. Mr. Schaumber advised that a traffic study had been engaged but the results were not in at this time.
- Mr. Schaumber commented that Schaumber and Douglas would be long-term owners in this development and that our residents would have the same concerns and issues as it relates to traffic and sidewalks and that we would be aligned with the Overbrook community in working with the City on Lowndes Hill.

2. Affordable Housing – Neighbor questions about affordable housing at this site and within this community.

- Why was this site picked for this type of development? Mr. Schaumber answered that the site was actively listed for sale, the site is zoned for the proposed use (zoned up to 120 units vs. 88 proposed), the City of Greenville housing needs are consistent with the proposed development, the location of this site is close proximity to Greenville’s job market, the acreage of land needed for the proposed development was sufficient.
- What is required of the tenants before being approved for residency? LeeAnn Price answer: Tenants are fully vetted. Proof of income, criminal history, credit check, rental history, etc.
- Can a resident’s income increase while they are living at the community – Mr. Schaumber and LeeAnn Price addressed this question, Tenants can exceed the income limit after initial qualification. This is intended to remove disincentives for upward financial mobility, etc. Thorough compliance checks are made to make sure residents moving in qualify with property’s income limits.
- What are the funding sources and was there a public hearing for the funding – Mr. Schaumber answered that the funding was State Tax Credits, Federal Tax Credits through the 9% program administered by South Carolina State Housing Finance and

Development Authority (SCSHFDA), Greenville Housing Fund permanent loan and a conventional permanent mortgage.

- Regarding public hearings on funding issued by state housing? Mr. Schaumber did not believe there was a public hearing as to the funding but that he would confirm with SCSHFDA. Mr. Schaumber has since confirmed with SCSHFDA that the Authority does public hearings for the Qualified Allocation Plan (QAP), but there are no specific public hearings on specific developments for the 9% program.
- What does the crime report look like in similar affordable housing developments in the Greenville area? LeeAnn Price answered that police/crime reports should be public record and can be readily searched online for a street/zip code/neighborhood area. Attached to end of these notes are crime maps/reports for 2021 at four of our Greenville communities close to the Overbrook neighborhood. These include Laurel Oaks, Magnolia Place, Azalea Place and Brookside Gardens for a total of 223 units. Through all of 2021 (1/1/2021 – 12/15/2021) there appear to only be 4 reports at our locations. Two of them reference addresses adjacent our communities and one was a car break-in where a resident was the victim of the break-in. It appears one of the four was something from a resident or guest of a resident.

3. Design – Discussions about the proposed design

- Neighbors expressed concern about the retaining walls at the site. Mr. Schaumber advised that retaining walls were necessary and permissible per construction. There are existing retaining walls along 385 corridor due to nature of topo.
- Neighbors expressed concern about how high the building would be over I-385, stating that I-385 is a gateway into downtown Greenville. Mark DeSouza (civil engineer) noted there is a 25' landscape buffer around perimeter of property, including along 385.
- Neighbor expressed concern over the proposed design and that the architectural rendering was "awful" and looks like "something built in Simpsonville". Neighbor asked why we didn't design it "with shipping containers or something better looking". Mr. Schaumber advised that we were designing the building to meet the multifamily design standards for Greenville and SCSHFDA. Mr. Schaumber could not comment on modular shipping containers, but he does not believe this type of construction would be accepted by SCSHFDA and/or City of Greenville.
- Neighbors raised concern on the flood plain to the west of Woodlark ROW. Neighbors asked what would be done at "kudzu alley" also west of Woodlark ROW. Mr. Schaumber advised that those areas are outside of the proposed development and thus outside our control. The current design for development and road does not impact any flood plain.
- Neighbor asked if we had done an endangered species study, Mr. Schaumber advised we had not. Based on the comment we have engaged a third party firm to do a study.

- Neighbors wanted to know if we were replacing the trees that would be taken down for the development. Mr. Schaumber advised we will be replacing trees in accordance in the tree ordinance of the City of Greenville. A tree study is being completed in accordance with the City of Greenville requirements.
 - Question was asked about noise mitigation from 385 for the community. Since the meeting, Mr. Schaumber has since confirmed the building design incorporates sound attenuation into the structure to dampen the noise from 385.
4. **Other communities** – A neighbor asked if we had other apartment communities in the area. Mr. Schaumber advised the neighbor that we have Brookside Gardens off Wade Hampton and three properties on Rutherford Road. The addresses for these communities are:
- Brookside Gardens: 31 Brookside Circle, Greenville, SC 29609
 - Azalea Place: 663 Rutherford Rd, Greenville, SC 29609
 - Laurel Oaks: 667 Rutherford Rd, Greenville, SC 29609
 - Magnolia Place: 669 Rutherford Rd, Greenville, SC 29609

Laurel Oaks, Magnolia Place, Azalea Place - Rutherford Rd



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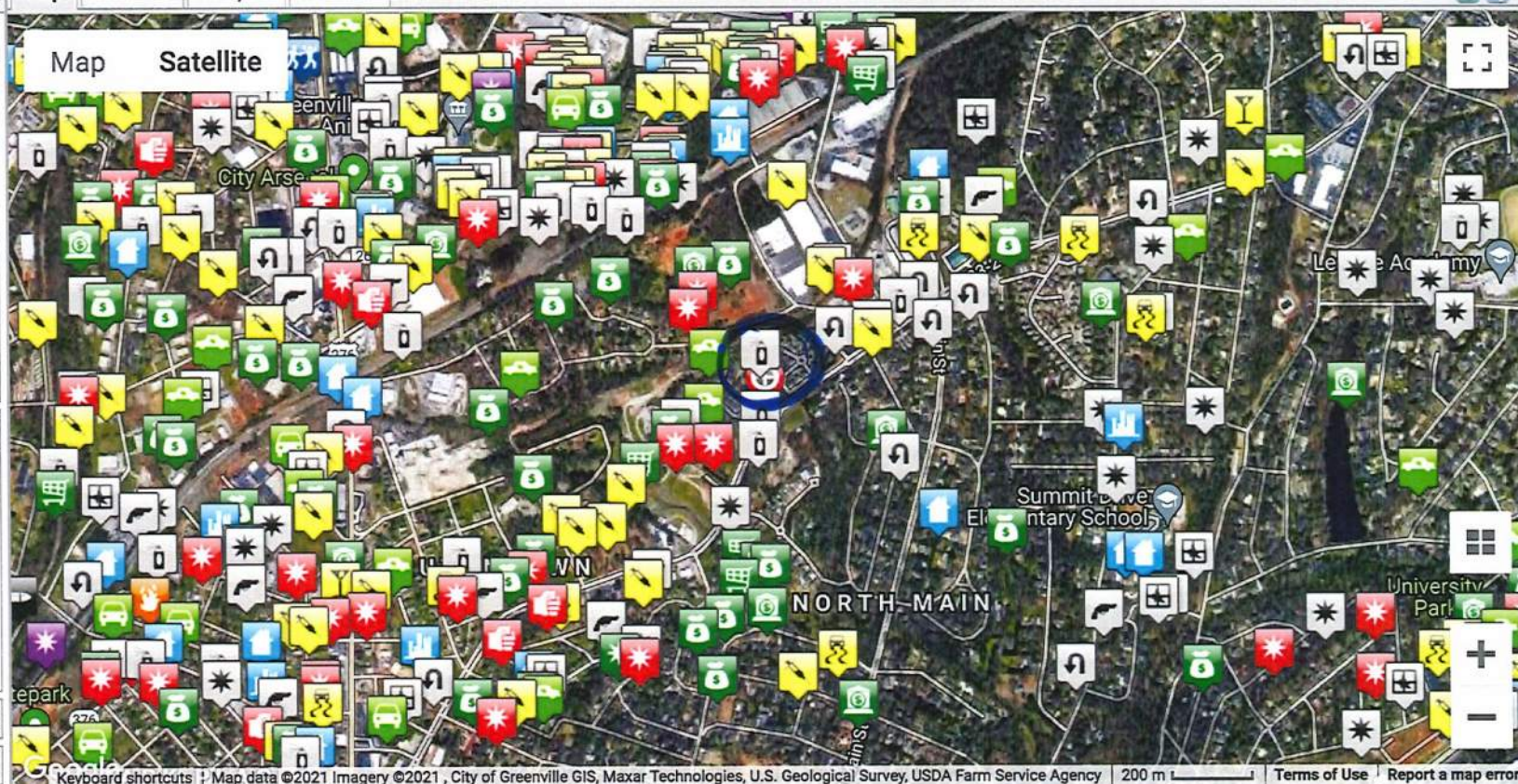
Start Date: 01/01/2021

End Date: 12/15/2021

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Event

Offenders



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Laurel Oaks, Magnolia Place, Azalea Place 2021 crime

Crime mapping, email reports and tips for the public

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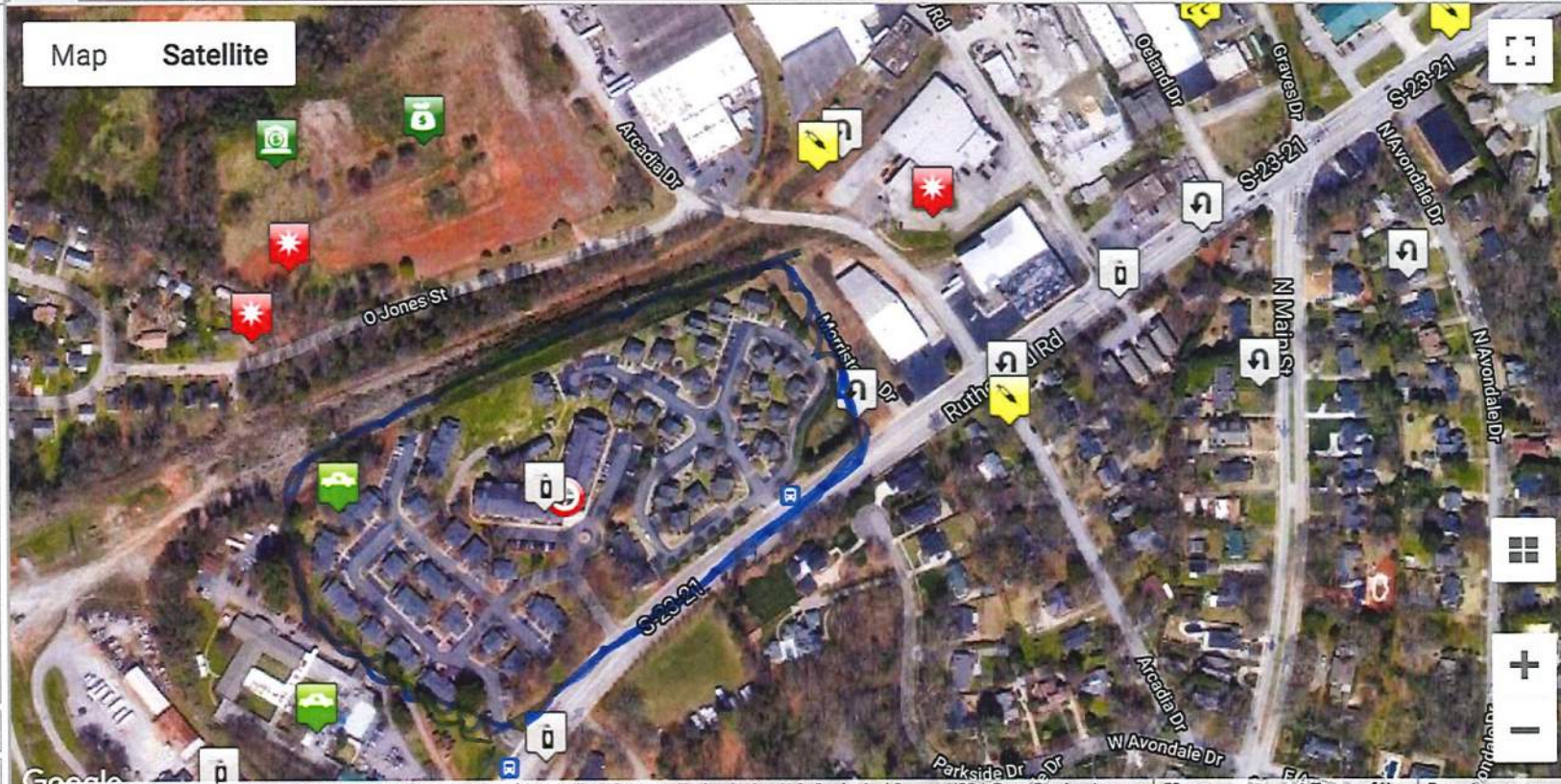
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Event

Offenders



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2 items noted:

- 1: car Break-in 6/18/2021. A residents' car was broken into.
- 2: Malicious Damage 6/11/2021. Do not have details at this time.

Brookside Gardens / Wade Hampton area



Community Crime Map

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ADDRESS

31 brookside circle greenville sc
1600 Pennsylvania Ave, Washington, DC 20500

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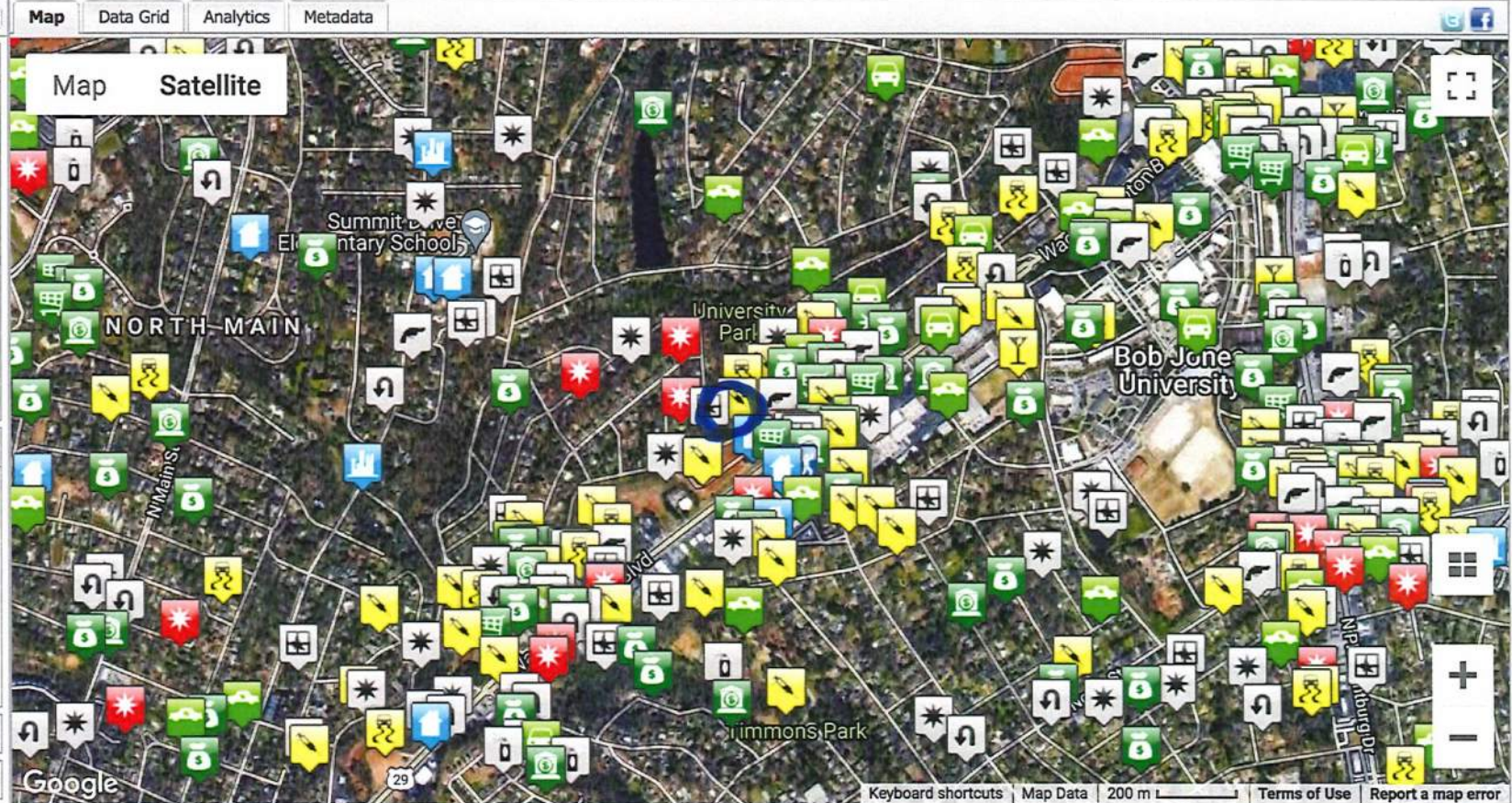
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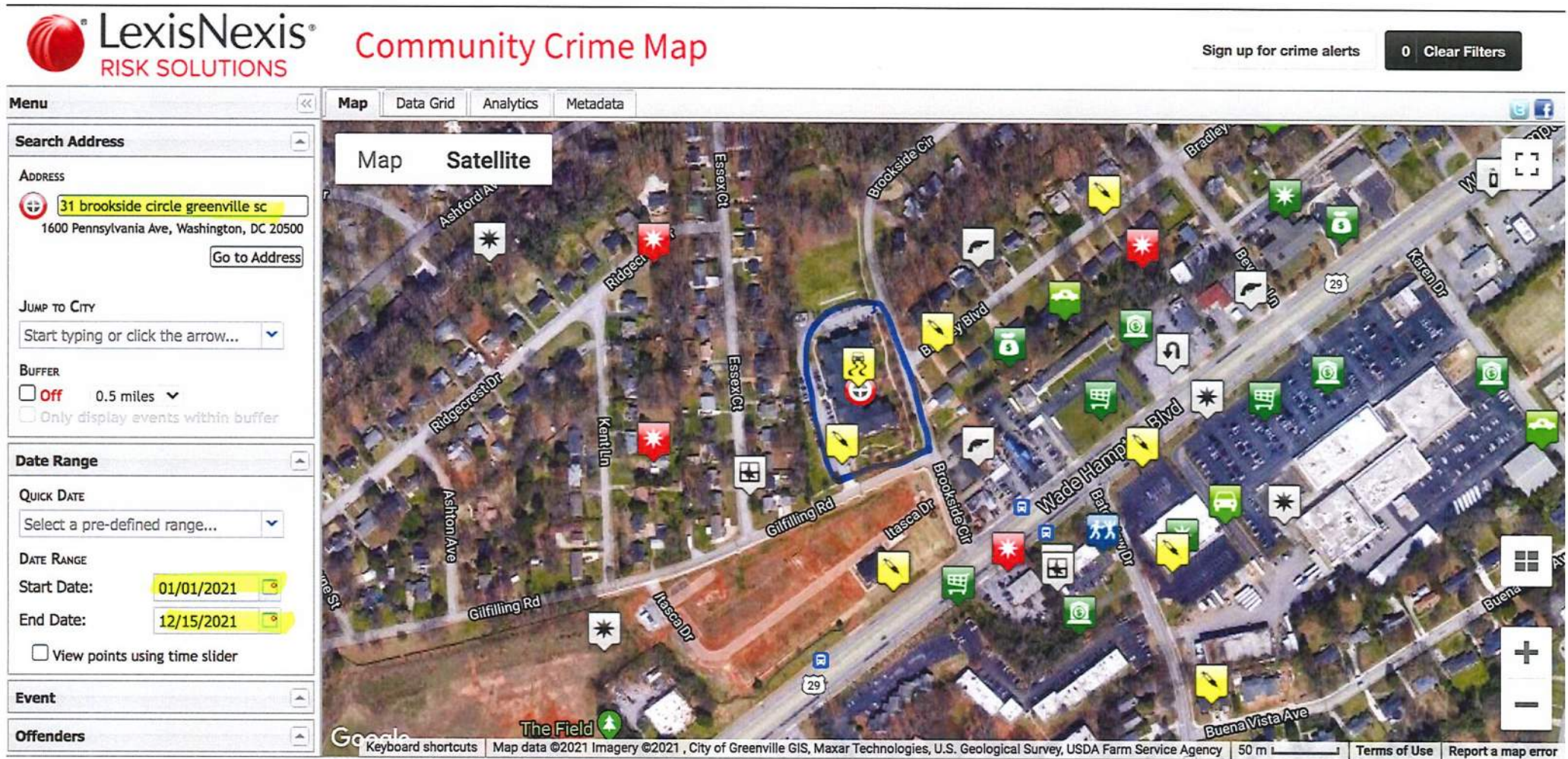
☐ View points using time slider

Event

Offenders



Brookside Gardens 2021 Crime



2 items noted:

- 1: DUI with address of Wade Hampton Blvd (not our property)
- 2: Drug possession with address of Essex Ct. (not our property)